

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Richland Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$8,457,102**

PJ's Size Grouping*: **C**

PJ Since (FY): **1996**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 14				
% of Funds Committed	99.27 %	97.48 %	5	96.45 %	69	72	
% of Funds Disbursed	93.84 %	91.62 %	4	87.93 %	70	74	
Leveraging Ratio for Rental Activities	4.44	7.09	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	92.95 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	75.68 %	80.81 %	10	70.15 %	49	52	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	93.22 %	1	80.67 %	100	100	
% of 0-30% AMI Renters to All Renters***	100.00 %	62.95 %	1	45.30 %	100	100	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.93 %	1	95.32 %	100	100	
Overall Ranking:			In State: 1 / 14		Nationally: 99 100		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$23,319	\$25,299		\$26,635	8 Units	2.10 %	
Homebuyer Unit	\$23,226	\$19,916		\$14,938	298 Units	77.40 %	
Homeowner-Rehab Unit	\$23,062	\$20,569		\$20,675	79 Units	20.50 %	
TBRA Unit	\$0	\$1,763		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Richland Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$126,943	\$87,555	\$17,185
State:*	\$115,174	\$114,355	\$26,250
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.97

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	100.0	44.4	60.8	0.0	Single/Non-Elderly:	62.5	17.5	22.8	0.0
Black/African American:	0.0	3.0	1.3	0.0	Elderly:	25.0	0.0	8.9	0.0
Asian:	0.0	3.0	1.3	0.0	Related/Single Parent:	0.0	31.0	35.4	0.0
American Indian/Alaska Native:	0.0	0.0	1.3	0.0	Related/Two Parent:	12.5	44.4	26.6	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	7.1	6.3	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.3	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	1.0	2.5	0.0					
ETHNICITY:									
Hispanic	0.0	48.1	32.9	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	75.0	13.8	19.0	0.0	Section 8:	25.0	0.0 [#]		
2 Persons:	12.5	16.8	20.3	0.0	HOME TBRA:	0.0			
3 Persons:	0.0	18.5	25.3	0.0	Other:	75.0			
4 Persons:	0.0	24.9	19.0	0.0	No Assistance:	0.0			
5 Persons:	12.5	14.8	7.6	0.0					
6 Persons:	0.0	7.1	7.6	0.0					
7 Persons:	0.0	1.7	1.3	0.0					
8 or more Persons:	0.0	2.4	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				6

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Richland Consortium State: WA Group Rank: 99
 (Percentile)
 State Rank: 1 / 14 PJs Overall Rank: 100
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	75.68	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0.8	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

